

**WICHITA HISTORIC PRESERVATION BOARD MINUTES  
11 DECEMBER 2006  
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM  
3 P.M.**

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The regular meeting of the Historic Preservation Board was held Monday, December 11, 2006 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N Main, Wichita Kansas.

**ITEM NO. 1     ROLL CALL**

Members Present:                 Jim Guy  
   Elena Ingle  
   Lucio Arteaga  
   Roberta Johnson  
   Mim Hiesterman  
   George Platt

Members Absent:                 Kim Edgington

Staff Present:                     Kathy Morgan, Senior Planner, Historic Preservation Office  
   Barbara Hammond, Planning Analyst, Historic Preservation Office  
   Amber Schrag, City Archaeologist  
   Mike Gable, OCI

**ITEM NO. 2     ADDITIONS OR ADJUSTMENTS TO THE AGENDA**

None.

**ITEM NO. 3     REVOLVING LOAN FUND UPDATE**

Revolving Loan Fund – Residential	\$99,571
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	\$46,841

**ITEM NO. 4     CORRESPONDENCE**

The state sites review meeting approved the six properties that were up for listing for the state national register.

**ITEM NO. 5     APPROVAL OF MINUTES FROM THE 13 NOVEMBER 2006 MEETING**

**Motion #1 made by Johnson, 2<sup>nd</sup> by Guy to approve minutes of November 13, 2006 with addition and corrections. Motion carried unanimously (6-0).**

**ITEM NO. 6     OLD BUSINESS**

The buildings submitted for demolition are located within the environs of the East Douglas Avenue National Register Historic District.

In September 2005, the County hired Brenda Spencer to complete a historic building survey of the potential arena site using Kansas State Historical Society's Historic Properties Survey. The area surveyed was Douglas south to Kellogg and Market east to the Santa Fe Railroad. This survey identified buildings as either not eligible for listing or eligible for listing using a three-tier system – NR listed buildings, buildings eligible for individual listing, and buildings eligible for listing either in a district or a multiple property documentation. In order to be determined eligible for individual listing, a building must be 50 years old or older and have had no major alterations. Eligibility for listing as a contributing structure within district requires that the building be 50 years old or older and may have a few alterations, none of which can be significant.

The following buildings have been determined not eligible for listing and do not provide historic context for the East Douglas NR Historic District or potentially eligible historic districts. These buildings are identified as 302-06 S. Emporia (HPC2006-00682); 305 S. St. Francis (HPC2006-00689); 317 S. St. Francis (HPC2006-00691); 337 S. St. Francis (HPC2006-00692); 600 E. Waterman (HPC2006-00693); 310 S. Commerce (HPC2006-00694); 320 S. Commerce (HPC2006-00695); 330 S. Commerce (HPC2006-00696); 622 E. Waterman (HPC2006-00697); and 326 S. Commerce (HPC2006-00702).

The remaining buildings are identified as being eligible as part of district or a multiple property survey. A district listing through expansion of the East Douglas Avenue Historic District cannot be supported. Staff has had numerous conversations with the State Historic Preservation Office regarding the expansion of the East Douglas district. Because of lack of integrity and historic context of the area immediately surrounding the district, SHPO will not support the expansion of the district. With the exception of the 400 block of South Commerce, no other potential district exists within the 2005 survey area. The other buildings identified as eligible for listing would be part of a multiple property survey. Multiple property surveys require a strong common historic context as well as a high level of structural integrity in order to be eligible for listing in the National Register. Another factor in consideration of listing these structures will be if another example of the building type or the work of the architect or builder exists in better condition or may be already listed in another location within the city.

Buildings identified as eligible for listing in a multiple property survey are 219 S. St. Francis (HPC2006-00685); 223 S. St. Francis (HPC2006-00686); 233 S. St. Francis (HPC2006-00687); 301 S. St. Francis (HPC2006-00688); and 315 S. St. Francis (HPC2006-00690). Although 233 S. St. Francis is designed by architect Glenn Thomas and built by Siedhoff Construction, the integrity of the building has been significantly compromised by the replacement of all original windows and doors. Since this is only a one-story building, the replacement of all of the building's windows significantly reduces its level of integrity and therefore would not qualify for listing individually. Also, better representations of both of these individuals' work are already listed in the National Register individually or within National Register historic districts within the city. Other buildings associated with Dunn Mercantile and the Dunn Family remain extant in the City.

Stephanie Knebel and Ron Holt were in attendance as representatives of Sedgwick County, the applicant.

1.     **MAJOR:**           (HPC2006-00682) Environs, East Douglas Avenue Historic District  
      **APPLICANT:**   Sedgwick County  
      **FOR:**            302-306 S Emporia (**not eligible**)

Applicant proposes to demolish structure for arena project.

**Motion #2 made by Ingle, 2<sup>nd</sup> by Guy that HPB find the demolition of this structure does not encroach, damage or destroy the environs of the East Douglas Avenue National Register Historic District. Motion carried unanimously (6-0).**

It was suggest by HPB Board members to take all (multiple property eligible) items as one vote. HPC2006- HPC2006-00685, HPC2006-00686, HPC2006-00687, HPC2006-00688 and HPC2006-00690. In addition there was concern if property owners were properly notified, and in a timely fashion. Board members were advised of their responsibilities as Board Members, and the Bylaws were read. Board members were advised by the legal department that application(s) in question as presented were legal. Application submitted to the board was lead to believe that Sedgwick County already owned the property. This body is an advisory to the City Council and is bound ethically and legally, to follow the advice of the City Attorney office. Board members still have strong reservation that Sedgwick County interested party listed as owner/applicant vs. actual property, owner/applicant that should be reflected/listed as such. Again, the board questions how can someone else submit application for demolition of another persons property without that property owners notification, permission, or consent. The job of the HPB member is to" protect, enhance, and perpetuate historic landmarks which represent or reflect distinctive and important elements of the City's cultural, social, economic, political, archaeological and architectural history; (Bylaws, Article-I, Section 1).

2.     **MAJOR:**           (HPC2006-00685) Environs, East Douglas Avenue Historic District  
      **APPLICANT:**   Sedgwick County  
      **FOR:**            219 S St. Francis (**multiple property eligible**)

Applicant proposes to demolish structure for arena project.

Cheryl and Daniel Phillippi, owners of property were present. Cheryl Phillippi made comments to the board and provide written statement, which is attached to the minutes.

**Motion #3 made by Johnson, 2<sup>nd</sup> by Guy to take all (multiple property eligible) items as one vote. HPC2006-00685, HPC2006-00686, HPC2006-00687, HPC2006-00688 and HPC2006-00690. Motion carried unanimously (6-0).**

**Motion #4 made by Johnson, 2<sup>nd</sup> by Ingle that HPB find HPC2006- HPC2006-00685, HPC2006-00686, HPC2006-00687, HPC2006-00688 and HPC2006-00690 the demolition of these structures does encroach, damage or destroy the environs of the East Douglas Avenue National Register Historic District. Motion to deny carried unanimously (6-0).**

3.     **MAJOR:**           (HPC2006-00686) Environs, East Douglas Avenue Historic District  
      **APPLICANT:**   Sedgwick County  
      **FOR:**            223 S St. Francis (**multiple property eligible**)

Applicant proposes to demolish structure for arena project.

4.     **MAJOR:**           (HPC2006-00687) Environs, East Douglas Avenue Historic District  
      **APPLICANT:**   Sedgwick County  
      **FOR:**            233 S St. Francis (**multiple property eligible**)

Applicant proposes to demolish structure for arena project.

5.     **MAJOR:**           (HPC2006-00688) Environs, East Douglas Avenue Historic District  
      **APPLICANT:**   Sedgwick County  
      **FOR:**            301 S St. Francis (**multiple property eligible**)

Applicant proposes to demolish structure for arena project.

6.     **MAJOR:**           (HPC2006-00689) Environs, East Douglas Avenue Historic District  
      **APPLICANT:**   Sedgwick County  
      **FOR:**            305 S St. Francis (**not eligible**)

Applicant proposes to demolish structure for arena project.

**Motion #5 made by Johnson, 2<sup>nd</sup> by Arteaga that HPB find the demolition of this structure does encroach, damage or destroy the environs of the East Douglas Avenue National Register Historic District. Motion to deny demolition carried (4-2). Opposed: Platt, Guy**

7.     **MAJOR:**           (HPC2006-00690) Environs, East Douglas Avenue Historic District  
      **APPLICANT:**   Sedgwick County  
      **FOR:**            315 S St. Francis (**multiple property eligible**)

Applicant proposes to demolish structure for arena project.

8.     **MAJOR:**           (HPC2006-00691) Environs, East Douglas Avenue Historic District  
      **APPLICANT:**   Sedgwick County  
      **FOR:**            317 S St. Francis (**not eligible**)

Applicant proposes to demolish structure for arena project.

**Motion #6 made by Ingle, 2<sup>nd</sup> by Hiesterman find that HPC2006-00691 the demolition of this structure does not encroach, damage or destroy the environs of the East Douglas Avenue National Register Historic District. Motion carried unanimously (6-0).**

9.     **MAJOR:**           (HPC2006-00692) Environs, East Douglas Avenue Historic District  
      **APPLICANT:**   Sedgwick County  
      **FOR:**            337 S St. Francis (**not eligible**)

Applicant proposes to demolish structure for arena project.

**Motion #7 made by Guy, 2<sup>nd</sup> by Arteaga that HPB find the demolition of this structure does not encroach, damage or destroy the environs of the East Douglas Avenue National Register Historic District. Motion carried unanimously (6-0).**

10.    **MAJOR:**           (HPC2006-00693) Environs, East Douglas Avenue Historic District  
      **APPLICANT:**   Sedgwick County  
      **FOR:**            600 E Waterman (**not eligible**)

Applicant proposes to demolish structure for arena project.

John Belford, co-owner was available for question/comments.

**Motion #8 made by Guy, 2<sup>nd</sup> by Hiesterman that HPB find the demolition of this structure does not encroach, damage or destroy the environs of the East Douglas Avenue National Register Historic District. Motion carried unanimously (6-0).**

11.     **MAJOR:**           (HPC2006-00694) Environs, East Douglas Avenue Historic District  
         **APPLICANT:**   Sedgwick County  
         **FOR:**             310 S Commerce (**not eligible**)

Applicant proposes to demolish structure for arena project.

Keith Stevens (Trustee of the property owners) was present for questions/comments. Mr. Stevens provided a brief history. Information was also passed down from Mr. Jabara.

**Motion #9 made by Johnson, 2<sup>nd</sup> by Arteaga to find that the demolition of this structure does encroach, damage or destroy the environs of the East Douglas Avenue National Register Historic District. Motion to deny demolition of HPC2006-00694 carried unanimously (6-0).**

12.     **MAJOR:**           (HPC2006-00695) Environs, East Douglas Avenue Historic District  
         **APPLICANT:**   Sedgwick County  
         **FOR:**             320 S Commerce (**not eligible**)

Applicant proposes to demolish structure for arena project.

**Motion #10 made by Guy, 2<sup>nd</sup> by Hiesterman that HPB find the demolition of this structure does not encroach, damage or destroy the environs of the East Douglas Avenue National Register Historic District. Motion carried (5-1). Opposed: Arteaga**

13.     **MAJOR:**           (HPC2006-00696) Environs, East Douglas Avenue Historic District  
         **APPLICANT:**   Sedgwick County  
         **FOR:**             330 S Commerce (**not eligible**)

Applicant proposes to demolish structure for arena project.

**Motion #11 made by Ingle, 2<sup>nd</sup> by Arteaga that HPB find the demolition of this structure does not encroach, damage or destroy the environs of the East Douglas Avenue National Register Historic District. Motion carried (5-1). Opposed: Johnson**

14.     **MAJOR:**           (HPC2006-00697) Environs, East Douglas Avenue Historic District  
         **APPLICANT:**   Sedgwick County  
         **FOR:**             622 E Waterman (**not eligible**)

Applicant proposes to demolish structure for arena project.

**Motion #12 made by Guy, 2<sup>nd</sup> by Ingle that HPB find the demolition of this structure does not encroach, damage or destroy the environs of the East Douglas Avenue National Register Historic District. Motion carried (3-2). Opposed: Arteaga, Johnson. Hiesterman stepped out during discussion and vote on this item.**

15.     **MAJOR:**           (HPC2006-00702) Environs, East Douglas Avenue Historic District  
         **APPLICANT:**   Sedgwick County  
         **FOR:**             326 S. Commerce (**not eligible**)

Applicant proposes to demolish structure for arena project.

**Motion #13 made by Hiesterman, 2<sup>nd</sup> by Guy that HPB find the demolition of this structure does not encroach, damage or destroy the environs of the East Douglas Avenue National Register Historic District. Motion carried unanimously (4-2). Opposed: Arteaga, Johnson**

**Brief Recess**

**ITEM NO. 7     CONSENT AGENDA**

- A. Roof Repairs** – The hailstorm in April 2006 has significantly increased the number of re-roofing applications. For properties eligible for the State Historic Income Tax Credits, the owners were notified and given the appropriate applications to file for the credits.

HPC2006-703 through 715; 717 thru 720; 722 thru 728; 730 thru 736; 738 thru 744; 746; 748 thru 758; and 762 thru 767.

**B. Signs**

HPC2006-00716 2318 E Central, change text on existing sign  
HPC2006-00759 725 E Douglas, install two new projecting signs and an aluminum wall sign  
HPC2006-00760 1010 N Main, install new aluminum wall sign and logo for the Breakfast Club  
HPC2006-00761 707 N Waco, sign face change on existing wall sign

**C. Other**

HPC2006-00721 1010 N Market, replace gable end siding with smartboard siding, profile to match  
HPC2006-00737 1016 N Waco, remove existing metal awning and install overhead door in existing passenger door location

**Motion #14 made by Johnson, 2<sup>nd</sup> by Arteaga to approve the Consent Agenda Item(s) as presented. Motion carried unanimously (6-0).**

**ITEM NO. 8      CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

1.      **MAJOR:**            (HPC2006-00747) Topeka/Emporia Historic District  
         **APPLICANT:**   Patricia Bonham  
         **FOR:**                1304 N Emporia

Applicant proposes to repair and paint siding, replace porch floor and ceiling, repair damage to interior walls done by fire, repair windows, and install new roof.

**Motion #15 made by Johnson, 2<sup>nd</sup> by Guy to approve the loan not to exceed \$25,000 with the condition that all other requirements are met. Motion carried unanimously (6-0).**

2.      **MAJOR:**            (HPC2006-00768) Environs, Stackman Court Apartments  
         **APPLICANT:**   Mike Burdine  
         **FOR:**                1219 Franklin

Applicant proposes to build roof structure for porch landing.

Mike Burdine, owner and Russell Flippin, contractor were present for comments.

**Motion #16 made by Guy, 2<sup>nd</sup> by Ingle to find that the addition of the roof structure for the porch does not encroach, damage or destroy the environs of Stackman Court Apartments. Motion carried unanimously (6-0).**

**ITEM NO. 9      MISCELLANEOUS MATTERS**

1.    Amendment to Historic Preservation Ordinance regarding notice requirements.  
      Board members felt that this issue does not address who could be the applicant. Ms. Morgan will schedule a workshop for the January 8, 2007, at 2:00 p.m. with HPB meeting to follow.

**ITEM NO. 10    ADJOURNMENT**

**Motion #17 made by Hiesterman, 2<sup>nd</sup> by Johnson to adjourn at 6:07 p.m.**

Presented HPB mtg  
December 11, 2006

December 11, 2006

Please recognize the following prepared statement as part of the recorded meeting record.

With regard to Agenda Item No. 6, Points numbered 2. and 3:  
HPC2006-00685 and HPC2006-00686

As property owners and landlords on the structures addressed as 219 and 223 S. St. Francis, we are concerned that the requests to demolish these two structures severely and significantly impact the East Douglas Avenue Historic District.

At the point in time when we were improving and renovating these two structures, the Historic Preservation Board chose to enforce strict guidelines for preservation of the East Douglas Avenue Historic District. The advice of the Fire Department and Building Codes Safety Inspectors were over-ridden in favor of the Historic Preservation Board for purposes of causing us to completely re-construct and re-do the entry doors and any windows facing east on the two subject buildings. This was all required in the name of maintaining appearances consistent with Historic District guidelines. It was a very costly and time consuming alteration that impacted us as property owners in the private sector and delayed leasing the structures.

However, now, that the County has chosen to locate the proposed Arena in such a manner as to require demolition of these same sensitive structures, it appears their demolition request made from a public sector perspective is supposed to be endorsed, because the purpose is great enough to ignore or over-ride any Historic District significance.

The appraisal team hired by the County totally ignored the presence or value of the East Douglas Avenue Historic District and the fact that these subject properties are within its boundaries. We feel strongly our two structures would qualify for nomination on either the State or National Registers. Both subject structures were constructed in the early 1920's and both maintain appearances that have historical significance. Both buildings are in compliance with guidelines acknowledged by the Wichita Historic Preservation Board. We intend to begin the process of requesting assistance for preparation of the nomination forms in the near future. We are opposed to the request by the County for demolition of these structures, and further we oppose demolition for any neighboring structures within the East Douglas Avenue Historic District.

Respectfully submitted,

Daniel J. and Cheryl R. Phillippi  
Property Owners